



City Of Seagraves

Regular Session

Seagraves City Council

Monday July 09, 2018 – 7:00 P.M

Guest: LaWanda Houston, Joe Blanco, Charlotte Roberson, Larry Carlisle, Marcia Martin, Brent Grundstrom, Renee Goodger, Calvin Sellers, Christy Valles, Tommy Durham, Seth Barron, Adam Davilla, Gracy Davila, Jesse Perez, Eric Valles, Monetta Barron, Hattie Oliver,

- 1) **Call to Order-Announce Quorum:** 07:00PM
- 2) **Pledge of Allegiance:** Dan Grife
- 3) **Invocation:** Charles Evans
- 4) **Roll Call:** Charles Evans, Cindy Durham, Kendra Sellers, Shannon Wadzeck, Debra Middleton, Ruben Valles
- 5) **Approve Minutes:** a) Regular Session 06-18-18: Motion to Accept - Kendra Sellers, Second-Shannon Wadzeck, Motion Passed.
b) Approve Minutes of Special Session 06-26-2018: Motion to Accept by Debra Middleton, Second by Cindy Durham. Motion passed.
- 6) **Public Comment:** Joe Blanco Spoke regarding the Police Department. Mr. Blanco stated that his grandson had been stopped by the Seagraves Police several times. He said that he decided to drive his grandson's car to see if it would be pulled over. He said that he was pulled over and was told he was stopped for going 28 MPH in a 35MPH zone. He claims that his grandson is being harassed by the police and that the car is being targeted. Charles Evans thanked him for his comments and said that he would get back to him once he had a chance to look into the matter.
Charlotte Roberson addressed the council regarding an abandoned property near her residence. She told the council that the property nearly caught fire and that she had called the VFD who she said responded quickly. She asked that the City Zoning Ordinance be enforced and that such properties be repaired or torn down.
Jesse Perez addressed the council stating that he had puppy that was picked up by Animal Control. He said that the EMS workers had "given the puppy away" Cindy Durham responded. She told Mr. Perez that she had gone by the EMS offices and was told that a summer worker had found the animal in danger of being hit by traffic and had brought it to the EMS office for safekeeping. The workers there called Animal Control. The animal was taken into custody and was there waiting to be redeemed. Mr. Perez also said that a snow cone stand which was tagged for a Zoning Violation was still operating and should have been cited and shut down. He said that the Police had not acted to enforce the Ordinance.

Ruben Valles asked to make an announcement. He reported that the Circus will be in Seagraves for one day only on September 20th 2018

- 7) **Mayors Address to the City:** Charles Evans spoke to the assembled citizens and officials. (See Attachment 070918A)
- 8) **Discussion of the Proposed Animal Control Facility:** Cindy Durham distributed copies of the plans for the facility to the council (See Attachment 070918B) Councilman Durham reported that Tommy Durham had agreed to do all of the site work free of charge. Ms. Durham said the Mr. Biddle of Higginbotham Bartlett was ready to deed donated property and that the contractors were to begin construction. She said that she would seek final approval to begin the project from Economic Development-B and commence construction. Charles Evans directed the City Secretary to find out if it will be necessary to use an Abstract Company in order to transfer ownership of the donated property. Adan Davila asked if the placement of the facility would be in violation of any Zoning Ordinance and suggested it may be better if it were built on the Rodeo Grounds. Renee Goodger said that Zoning would not be an issue and that no city services were available on the Rodeo Grounds. Cindy Durham said that the location had been carefully chosen for several reasons. One being that city services were already on site. Renee Goodger confirmed that water and sewer could be easily accessed from the proposed site. Ms. Durham also said that she had spoken to a Veterinarian who had agreed to provide low cost Spay and Neuter service at the facility.
- 9) **Discussion Regarding Economic Development Corporation A and the Possible Reallocation of .05% Sales and Use Tax Revenue to a Dedicated Purpose Fund:** Mayor Evans asked the City Secretary to report on the issues and findings so far. The City Secretary reported that, according to the original charter, the Corporation was created to fund industrial development projects such as business infrastructure, manufacturing and research and development. Type A EDCs can also fund military base realignment, job training classes and public transportation. No grant or investment in such enterprise has ever been made by the Corporation and the likelihood of the Corporation ever being able to engage in such enterprise is not realistic given the assets on hand. Most cities the size of Seagraves have only one economic development corporation and those are usually the type B corporations because that type has more latitude to help smaller cities develop small business and improve infrastructure and the appearance of the town. The City Council has the authority to dissolve the type A corporation at any time and absorb the assets of that corporation provided that the corporation does not have any encumbered assets at dissolution. We have an opportunity to reallocate the tax revenue that has been going into the type A fund because the legislature of 2015 made a temporary allowance exception for cities in Texas to do just that. Every observer had assumed that the 2017 legislature would repeal that allowance but they did not. So the City still has a chance to assign the .05% sales and use tax already being collected to a specific use. In our case the Council recommends that it be dedicated to infrastructure maintenance and improvement. The type A corporation has current assets of about \$625,000.00 at this time. Should the Council exercise its option to dissolve the corporation the city would have those assets available for investment in improvements or to assign in an approved mutual or investment fund and draw interest. My preliminary research suggests that investment of public funds into such an approved security would yield above market average. Rather than having the money draw 1 or 1.5% in a bank CD the City may realize an annual yield of nearer 5%. That could mean an extra \$25,000.00 per year to help make loan payments on an improved water delivery system for the city. I have been in discussion with the USDA and understand that long term, low interest loans are currently available through the regional office. Loans for the type of improvements the city needs are 40 year term at 3% fixed interest. The .05% sales and use allocation currently deposits about \$75,000.00 per year to the type A corporation so coupled with the interest yield some \$100,000.00 per year could be dedicated to repayment of such a loan. To that end, the council may call for a referendum to be included on the ballot this November asking the

citizens of Seagraves if they would rather reallocate the tax revenue to the dedicated use fund or decline and thereby have those funds retained by the State. In either case there would be no additional tax burden imposed on the city. A yes vote will mean that the city can maintain and improve the systems that everyone depends on while a no vote will mean that the State will get a bit richer while the city struggles to repair a badly ageing utility system.

Debra Middleton asked those present for a show of hands as to which option they would vote for if such a referendum were put before them this November. The response was a unanimous Yes. Keep the tax revenue in Seagraves.

Debra Middleton Motion to put the issue to a vote this November, Second by Kendra Sellers. Motion Passed.

- 10) **Discussion of Possible Grant Funding and Sources of Revenue:** The City Secretary reported that he had been in contact with Mr. Gary Smith of Grantworks Inc. who had worked with the city last year but the grant application had not been finished in time so the City did not qualify. Mr. Smith says that the Texas Department of Agriculture has funding available again this year and would like to know if we are interested in having Grantworks pursue a Rural Community Development Block Grant for the city. He continued that some grant money is also available through the USDA but that it was primarily for procurement of equipment. Ruben Valles Motion to contact the company and begin the process, Second by Shannon Wadzeck. Motion Passed.
- 11) **Municipal Court Report:** Debra Middleton asked about 3 cases dismissed by prosecutor. Calvin Sellers explained that when more serious charges are associated in the same case, the minor offences are dismissed so that the more serious charges can be prosecuted. No other questions. Debra Middleton Motioned to accept the report, Second by Kendra Sellers. Motion Passed.
- 12) **Police Report:** Chief Grundstrom reported Office Foshee will be out for two weeks for surgery and he commented on the recent stabbing and said that it had nothing to do with the Jamaica celebration at the Catholic Church but had occurred near that event. He cited the incident as a reason to add an officer to the department and requested a discussion by the Council. Cindy Durham remarked that it would not an easy thing to squeeze into this year's budget but may be in next year's. The Chief also requested that a Naloxone program policy be put in place. He said that the use of Fentanyl has been increasing in the state and that very small amounts of the substance can be fatal. The counter narcotic Naloxone can reverse the effects of opioids and prevent overdose deaths. He said that he had been in contact with a physician in Denver City who had agreed to oversee the program and that doses of Naloxone could be acquired by the police at low or no cost. He said that in addition to being able to prevent death in victims of Opioid use, it may also save the life of an officer or Emergency Responder who encountered Fentanyl in the course of their duties because such a small exposure could be fatal if untreated. The Mayor replied that the Council was favorable to the possibility but needs more information regarding potential Liability. The Mayor directed the City Secretary to inquire with the City Attorney and report to the Council. Chief Grundstrom asked if the council would approve of the Police Department using the Facebook page to set up a Video Blotter to discuss the activities of the department, arrests and announcements. Kendra Sellers asked if such a page can be set to not have comments. Ruben Valles asked the Chief to have the Animal Control Officer to be at the next Council meeting. Kendra Sellers Motion to Accept, Second by Cindy Durham. Motion Passed.
- 13) **Public Works Report:** Ruben Valles asked about S.O.S. Waste Management and the collection problems recently reported. Renee Goodger said that she would be meeting with the owners tomorrow. She continued that she understood that the company was trying to replace one or more of their trucks but that the bank wanted to be sure that they had a valid contract before financing. Kendra Sellers said that before the City agreed to the contract, she would like proof from the bank that financing would be given. Debra Middleton asked if Sandy would be willing to take on Ordinance Violation and Zoning. Mayor Evans said that he would like to take another look at the Zoning Ordinance and the enforcement procedure. The mayor directed the City Secretary to place the issue on the Agenda for the next regular session. Renee Goodger requested that the City pass a Resolution stating the City

of Seagraves will abide by all nationally accepted codes for Plumbing, Electric, Building and so forth. Mayor Evans directed the City Secretary to have the City Attorney draft such a resolution or Ordinance. Renee Goodger said that she would like to have West Texas Partners put together a proposal to upgrade and repair the waste water system. She continued that the city had almost been denied an operating permit this year.

Debra Middleton Motion to accept the report, Second by Cindy Durham. Motion Passed.

14) **Administrative Report:** The City Secretary said that he had covered most of his report earlier and asked if the Council had any questions.

Motion to Accept by Debra Middleton, Second by Cindy Durham. Motion passed.

15) The next Regular Session will be held on August 13, 2018 at 07:00PM at the Community Building.

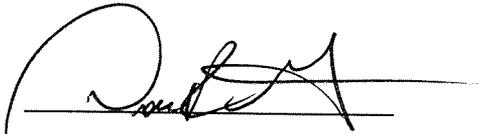
16) Motion to Adjourn by Kendra Sellers, Second by Shannon Wadzeck. Motion Passed.

Adjournment 10:33PM



Charles Evans, Mayor

ATTEST:



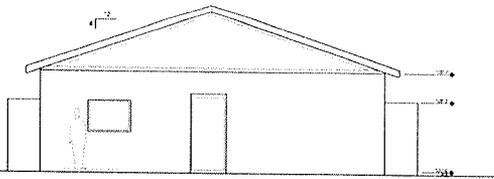
City Secretary (Dan Grife)

This past year has been an eventful one for our town. We have seen the resignation of a sitting Mayor before the end of his term and the resignation of the Administrative staff and Police Chief. We have made progress improving the quality of our drinking water and faced unexpected and costly repairs to our waste water system. We had a close mayoral election and after declaring a winner in that contest we, and his family tragically and suddenly lost that newly elected mayor. As a result of that tragic loss, we discovered that we were not in compliance with the Constitution of this state and the Municipal Code which governs this City and have had to act to correct the oversight that may have put the wellbeing of this city in jeopardy. While these events have shaken our city, we have seen progress our stability and financial condition. We have a Mayor. We have appointed a new Chief of Police and City Secretary and feel confident that those officials will move the city forward. Due to the efforts of our Public Works Director our City, for the first time, was rated by I.S.O., a leading source of information about property/casualty insurance risk. This means that we can look forward to the possibility of lowering the amount that we pay for our property insurance. Economic conditions in our state and region indicate a prosperous future but we must maintain and repair our infrastructure and improve the appearance of our streets and neighborhoods so that Seagraves will be an attractive choice for new families and new business. Seagraves has two Economic Development Corporations. This is uncommon for a city of our size but the funding for these corporations, as established by the laws of our state, have not resulted in sufficient capital for one of the funds to ever be able to abide by its charter and deliver the intended result.

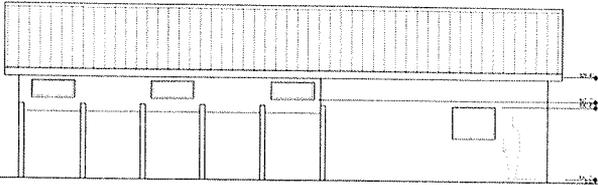
The ED type A fund is chartered to be used only to attract manufacturing enterprises to a municipality by granting land and capital to entice such a concern to begin operations within city limits and to thereby provide jobs and tax revenue to the population but the modest sums so far accumulated by that fund are unlikely to attract any such concern to Seagraves. Actions taken by that corporation have resulted in a few jobs, it is true, but the outlay of capital to secure those jobs has not recouped. It has also come to our attention that those investments were made outside the legal charter outlined in the law which established the fund. Meanwhile our water system continues to age and is in need of upgrade and repair and our waste water system nearly failed which may have resulted in disaster for our residents and our quality of life.

We recently engaged a professional records management firm to examine all of the records that have been housed in City hall and after that professional intervention, vital records cannot be located. That means that they will have to be replaced. Without a comprehensive Code of Ordinance the city cannot assure potential investors of the reliability of our government and they may well look elsewhere to build or expand. Additionally codification will result in a more efficient government and provide public access to current law. It will ease enforcement of those Ordinances and act as roadmap for future legislative bodies.

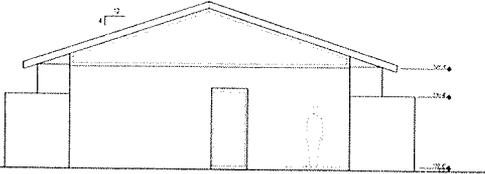
With all of these issues in mind The City Council must decide to exorcise our right under the law and dissolve one of the Economic development corporations thereby enabling the City to absorb those assets and invest them in efforts to upgrade our infrastructure. The bulk of the assets will be held in an investment portfolio and used to leverage against low cost loans. We have been advised by our attorney that an opportunity exists at this time to reallocate the tax revenue that has been accumulating in that fund to a dedicated purpose account such as infrastructure maintenance and have an ongoing source of funding to maintain our roads and utility systems. To that end the City council will call for a referendum to be placed on the November ballot to determine whether the City would prefer to keep that tax revenue here to help the city or to relinquish future revenues to the state.



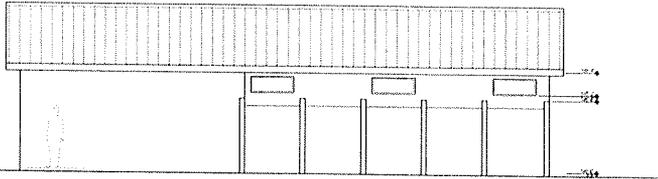
26 front elevation



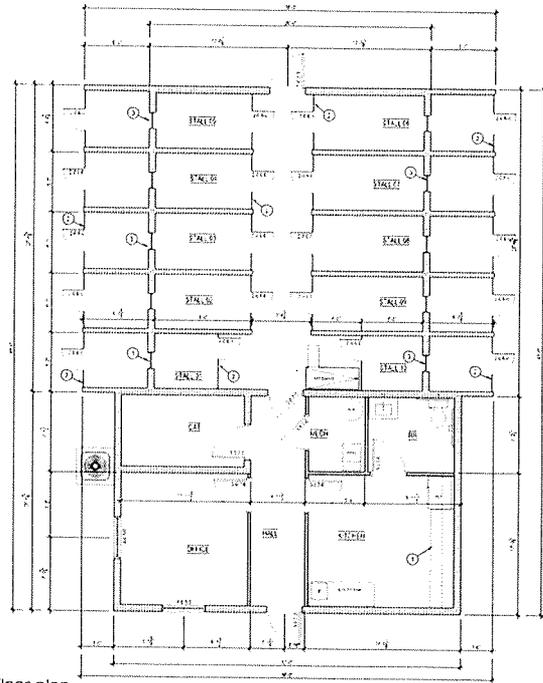
28 side elevation



26 rear elevation



28 side elevation

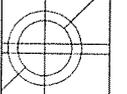


28 floor plan

Seagraves Animal Shelter

FOR
City of Seagraves
Corner of Hill Avenue & Estes Avenue, Seagraves, TX, 75359

grayson l. harrist



822 W. 100
DALLAS, TEXAS
75209
TEL: 954 513 7246

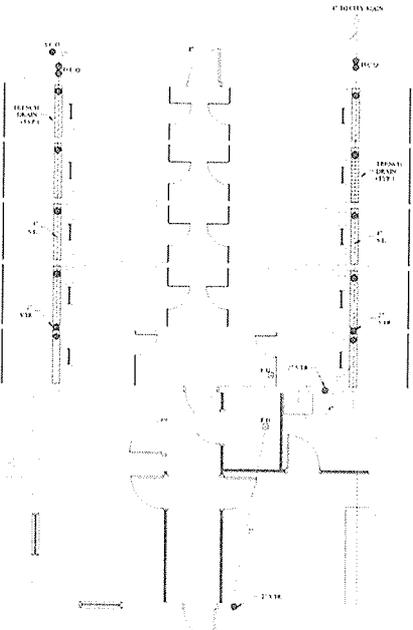
NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION

project number: 344

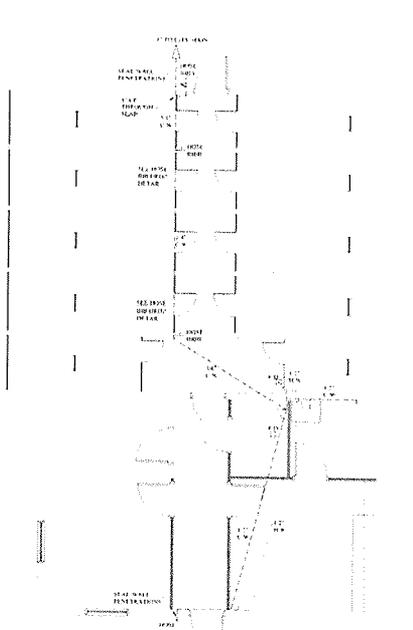
date: 7/24

issue: 001

sheet: 1 of 1



SANITARY/SEWER PLAN
SCALE: 3/16"=1'-0"



WATER PLAN
SCALE: 3/16"=1'-0"



FLOOR DRAIN DETAIL
SCALE: NTS



SINGLE CLEAN OUT DETAIL
SCALE: NTS



DOUBLE CLEAN OUT DETAIL
SCALE: NTS



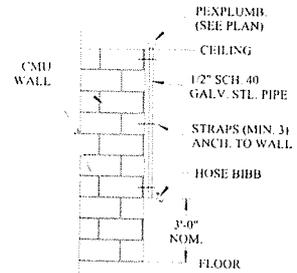
TRENCH DRAIN DETAIL
SCALE: NTS

PEX PLUMBING NOTES:

1. ALL PLUMBING FIXTURES, FITTINGS, AND INSTALLATION TO BE IN ACCORDANCE WITH THE MOST RECENT PLUMBING CODE AS ADOPTED AND AMENDED BY LOCAL CODE AUTHORITY.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IMMEDIATELY.
3. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND INDICATE THE GENERAL SCOPE OF WORK FOR THE MAJOR PLUMBING ITEMS. IT DOES NOT REPRESENT ALL WORK, FITTINGS, SUPPORTS, ETC. FOR A COMPLETE INSTALLATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS INVOLVED TO PROVIDE ALL MATERIALS AND COMPONENTS NECESSARY FOR A COMPLETE AND FUNCTIONAL SYSTEM.
4. PROVIDE PEX CROSS-BONDED LINKED POLYETHYLENE PIPE FOR WATER SYSTEMS THAT IS IN CONTACT WITH MOLTEN METALS WITH A MINIMUM SDR 9 WALL THICKNESS.
5. USE THE STAINLESS STEEL CLAMPING SYSTEM IN COMPLIANCE WITH ASTM F2969.
6. INSTALL PEX SYSTEMS IN ACCORDANCE WITH LOCAL PLUMBING CODES AND "ASTM F2969".

GENERAL PLUMBING NOTES:

1. ALL PLUMBING FIXTURES, FITTINGS, AND INSTALLATION TO BE IN ACCORDANCE WITH THE MOST RECENT PLUMBING CODE AS ADOPTED AND AMENDED BY LOCAL CODE AUTHORITY.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IMMEDIATELY.
3. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND INDICATE THE GENERAL SCOPE OF WORK FOR THE MAJOR PLUMBING ITEMS. IT DOES NOT REPRESENT ALL WORK, FITTINGS, SUPPORTS, ETC. FOR A COMPLETE INSTALLATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS INVOLVED TO PROVIDE ALL MATERIALS AND COMPONENTS NECESSARY FOR A COMPLETE AND FUNCTIONAL SYSTEM.
4. ALL WATER CONNECTIONS TO FIXTURES WILL BE 1/2" AND ALL SANITARY SEWER CONNECTIONS TO FIXTURES WILL BE 2" MINIMUM.
5. FRAMING FOR WALL MOUNTED COMBOS WILL BE 2" x 6" STUDS, MINIMUM.
6. ALL ROOF PENETRATIONS WILL BE FLASHED AND SEALED TO PREVENT LEAKAGE.
7. ALL SINKS TO HAVE WALL CLEANOUTS.



TRENCH DRAIN DETAIL
SCALE: NTS

Seagraves Animal Shelter
FOR
City of Seagraves
Corner of Hill Avenue & Estate Avenue, Seagraves, TX, 75359

grayson i harrist



CARTER ENGINEERING
1000 W. HARRIS BLVD.
SEAGRAVES, TEXAS 75359
TEL: 808.513.7246
www.cartereng.com

project number: 3100
date: 11/23/2023
issue: 01

sheet: **P1.0**